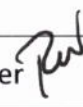



Inter Departmental Memorandum

TO:	The Honorable City Council
REVIEWED:	Ronald H. Williams, Jr. Deputy City Manager 
FROM:	George M. Homewood, AICP, CFM, Director, Department of City Planning 
COPIES TO:	Leonard M. Newcomb III, CFM, Assistant Director, Department of City Planning Susan Pollock, CFM, Principal Planner, Department of City Planning
SUBJECT:	Applications to amend <i>plaNorfolk2030</i> , to amend the <i>Zoning Ordinance</i> to create the Tidewater Drive Residential Planned Development (PD-R Tidewater Drive) district and to change the zoning from I-1 (Limited Industrial) district to PD-R Tidewater Drive district on property located at 6435 Tidewater Drive – The Franklin Johnston Group
DATE:	December 11, 2015

On the December 15, 2015 public hearing agenda, City Council will be reviewing a request to amend the Future Land Use Map within *plaNorfolk2030* from Industrial to Multi-Family, to amend the *Zoning Ordinance* to create the Tidewater Drive Residential Planned Development (PD-R Tidewater Drive) district and to change the zoning from I-1 (Limited Industrial) district to PD-R Tidewater Drive district on property located at 6435 Tidewater Drive. This site is located within the Roland Park neighborhood and is currently developed with a vacant industrial warehouse building. The applicant proposes to redevelop the 6.1 acre site into a new Planned Development zoning district for the purpose of constructing a 128-unit apartment complex within four 4-story walkup buildings, to be built using the federal Low-Income Housing Tax Credit (LIHTC) program administered through the Virginia Housing Development Authority (VHDA).

The existing I-1 (Limited Industrial) zoning upon the site does not represent an unreasonable zoning designation given the surrounding context of the site. Industrial lands, especially those potentially served by rail, are an economic resource for the City. While the existing building may no longer be the state of the art for industrial uses, that in no way diminishes the value of the underlying land for future industrial use. The adjacent zoning and land uses do not have negative impacts affecting the continued use and viability of the site for limited industrial uses. The site is large enough to accommodate a range of limited industrial uses without having adverse impacts on the surrounding uses or impacts upon the limited residential exposure to the southwest of the site. There has not been a change in the character of the area since the original Industrial zoning was adopted that renders the existing zoning obsolete or inappropriate.

The adjacent railroad tracks and the Tidewater Drive access ramps are a barrier for direct pedestrian access to Tidewater Drive. Access to this site, particularly pedestrian access between the site and Tidewater Drive, is less than ideal, which presents a possible danger for pedestrians needing to have safe and direct access to public transportation and daily shopping needs. Although, the proposed development may diversify affordable housing options, the site does not meet all of the minimum requirements of *plaNorfolk2030* for new multi-family development, particularly in regards to the pedestrian access needs often associated with a population that may already have limited transportation options.

The purpose of planned developments is to encourage the efficient use of land and resources, to promote greater efficiency in public and utility services, and to encourage innovation in the planning, design and building of all types of development in the city. The proposal to adopt this new Planned Development zoning district as presented does not introduce planning and design innovation as outlined in the purpose statement for Planned Development zoning districts. Furthermore, the building type as proposed does not represent a unique archetype which is an additional stated purpose for Planned Development districts. The development as proposed does not accomplish the purpose statement for Planned Developments identified within the *Zoning Ordinance*.

The applicant appeared before the Roland Park Civic League on September 29th and October 20th to present the proposal to the community. Two letters of opposition were received from the Roland Park Civic League following each respective meeting with the applicant. In total, 16 residents voted in opposition to the proposal at the October 20th Roland Park civic league meeting, 13 residents sent in letters of opposition and the civic league president spoke against the proposal at the October 22nd Planning Commission public hearing. One nearby business owner spoke in support.

Planning staff recommended denial of the application for the reasons stated above, primarily because the site has continued viability as a light industrial site with the job-creation benefits associated with those uses.

After conducting a duly advertised public hearing on October 22, 2015, at which the applicant provided comments, the Planning Commission voted **7 to 0** to recommend **denial** of the application considering the negative recommendation from staff, given the Planned Development as proposed presents a suburban apartment complex layout, and given the development does not accomplish the purpose statement for Planned Developments identified within the *Zoning Ordinance*.

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